

The Wethersfield Historic District Commission held a Public Hearing on January 13, 2015 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Douglas Ovian, Vice Chairperson
John Maycock, Clerk
Chris Lyons
Mark Raymond
John Aforismo, Alternate
Damian Cregeau, Alternate

Members Absent: Lisa Wurzer, Alternate

Also Present: Kristin Stearley, Historic District Coordinator
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Maycock, read the Legal Notice as it appeared in the *Rare Reminder* on December 31, 2014.

APPLICATION NO. 4337-14. 15-19 Jordan Lane LLC seeks to recertify the expired Certificate of Appropriateness Number 4194-13 to construct a new two (2) story home, to modify the square footage from 2200 square feet to 1900 square feet, and to construct a 600 square foot attached garage on a parcel of land known at 19 Jordan Lane. (Tabled at the December 9, 2014 meeting. The last date to act is January 13, 2015.)

Rich Rotundo, 838 Brook Street, Unit E, Rocky Hill, appeared before the Commission. New drawings were submitted. They would like to remove 300 square feet from the overall size of the house. The measurements were clarified. The front will be 35' and the side will be 30' minus foyer areas (160 square feet). There will still be a two car attached garage facing the same direction.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4338-14. Vito Maffucci seeks to replace the existing basement windows with energy efficient windows at 41-43 State Street.

Applicant was not present.

APPLICATION NO. 4340-15. Carolyn Owen seeks to replace the wood attic windows with vinyl simulated divided light windows at 32 Belmont Street.

Carolyn Owen, 32 Belmont Street, appeared before the Commission. Photos were submitted. She would like to replace the attic windows with BT 7000 Series vinyl windows. The front window will have external grids. The window in the back will have interior grids. The windows are 7/8" simulated divided light in a 9/1 light pattern. Eventually, she plans on replacing all of the windows to make them uniform. The windows are white with black shutters.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4341-15. Sharon Carducci seeks to replace the existing wood garage doors with steel garage doors at 352 Middletown Avenue.

Sharon and Michael Carducci, 352 Middletown Avenue, appeared before the Commission. Photos were submitted. The house has a new roof, windows, and Certainteed vinyl siding. The existing wood garage doors are cracked and rotted. They would like to replace the garage doors with steel doors in a Sandtone color. They plan on re-using the existing hardware. The house is now a Musket Brown color.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Daniel and Katherine Poulin, 345 Middletown Avenue, spoke in favor of the application via written correspondence dated January 13, 2015.

Jessica McMullen, 358 Middletown Avenue, spoke in favor of the application via written correspondence dated January 13, 2015.

Zachary Chow, 236 Middletown Avenue, spoke in favor of the application via written correspondence dated January 13, 2015.

Michael Rizzo, 42 Middletown Avenue, spoke in favor of the application via written correspondence dated January 13, 2015.

Jerry at Affordable Doors, Contractor, spoke in favor of the application via written correspondence dated January 13, 2015.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4342-15. Rick Garofalo seeks to replace the existing windows with Marvin Infinity fiberglass windows at 6 Avalon Place.

Rick Garofalo, 6 Avalon Place, appeared before the Commission. He would like to replace existing windows with Marvin Infinity fiberglass windows with grids on the interior and exterior. They used Vetter all wood windows on the addition. Vetter is now out of business. They will not be replacing the Vetter windows on the addition. They will match the style and light pattern of the existing windows. They will not be replacing the basement windows at this time. The windows will be a Sierra color. There are 22 windows that will be changed. One second floor window has already been replaced with a Vetter window because there was a leak and it had to be replaced. It will not be replaced. The muntin width is 7/8". The wood windows will be painted to match the new windows.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4343-15. John Petruck seeks to construct 30' of 5' tongue and groove cedar fence between the driveways at 62 Center Street.

John Petruck, 62 Center Street, appeared before the Commission. He would like to install a 5' x 30' cedar fence along the left side of the driveway, but not quite to the front of the garage to allow for access to the garage. There will be a transition piece from 5' to 4' at the forward end. All cedar posts will have caps. There will be a 6" offset off the property line. The good side of the fence will face the neighbor. The fence won't be installed right away. There will probably be 3½ lengths of fence.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

April Brackett, 66 Center Street, spoke against the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Ovian seconded by Commissioner Maycock, and a poll of the Commission, it was voted to close the public hearing on all applications and to open the public meeting.

Aye: Garrey, Ovian, Maycock, Raymond, Lyons

APPLICATION NO. 4337-14. 15-19 Jordan Lane LLC seeks to recertify the expired Certificate of Appropriateness Number 4194-13 to construct a new two (2) story home, to modify the square footage from 2200 square feet to 1900 square feet, and to construct a 600 square foot attached garage on a parcel of land known at 19 Jordan Lane. (Tabled at the December 9, 2014 meeting. The last date to act is January 13, 2015.)

Upon motion by Commissioner Ovan seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovan stated that the side elevation can take the reduction of 2'. The front elevation is a little more of a challenge, but it won't be an extraordinary difference.

Commissioner Garrey stated that it's a minor change. It's the house on the back lot. The design and materials that were previously approved are not changing.

Aye: Garrey, Ovan, Maycock, Raymond, Lyons

APPLICATION NO. 4338-14. Vito Maffucci seeks to replace the existing basement windows with energy efficient windows at 41-43 State Street.

Upon motion by Commissioner Ovan seconded by Commissioner Raymond and a poll of the Commission, it was voted to DENY the application without prejudice.

Discussion

Commissioner Ovan stated that he isn't sure what would be installed. He would like more information.

Commissioner Lyons stated that we hold people to a certain standard. We need to see what the windows would look like.

Aye: Ovan, Maycock, Raymond, Lyons

Abstain: Garrey

APPLICATION NO. 4340-15. Carolyn Owen seeks to replace the wood attic windows with vinyl simulated divided light windows at 32 Belmont Street.

Upon motion by Commissioner Ovan seconded by Commissioner Maycock and a poll of the Commission, it was voted to DENY the application without prejudice.

Discussion

Commissioner Ovan stated that the only thing this vinyl window has going for it is that it's the same color. There are a lot of windows on the front façade and to have anything other than wood divided light is going to be a bit of a challenge unless they all change together. It sounds like it's going to happen over time. The house is dominantly true divided light windows now and it seems like most of what the homeowner has encountered on the third floor is maintenance issues and if new windows are put in and properly maintained ... he isn't opposed to them being changed out but he isn't comfortable with the proposal.

Commissioner Garrey stated that with one window, it's difficult because it will stand out. In an attic, it is a consideration to use a true divided light window. They are very inexpensive.

Aye: Garrey, Ovian, Maycock, Raymond, Lyons

APPLICATION NO. 4341-15. Sharon Carducci seeks to replace the existing wood garage doors with steel garage doors at 352 Middletown Avenue.

Upon motion by Commissioner Maycock seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that the comment about the color is interesting. It will be interesting to see the color. They have seen similar steel doors used in the District and he prefers this design to a raised panel steel door design and it will look good with the hardware.

Commissioner Ovian stated that garage doors come and go and although his opinion about this door is that it's a modern construct to merge bead board with flat panel or raised panel, and thus it looks kind of like a hodgepodge. There are other options in the book that would be a little plainer.

Aye: Garrey, Ovian, Maycock, Raymond, Lyons

APPLICATION NO. 4342-15. Rick Garofalo seeks to replace the existing windows with Marvin Infinity fiberglass windows at 6 Avalon Place.

Upon motion by Commissioner Maycock seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The applicant shall have the choice to retain the front second story replacement window manufactured by Vetter or shall replace the window with the approved Marvin Infinity window.

Discussion

Commissioner Ovian stated that he is influenced by the representation that he would paint the wood windows to match.

Commissioner Maycock stated that the owner has painstakingly researched the windows to find something that is as close as possible to what he has there. If he installs something and he doesn't like it, he will replace all of the windows.

Commissioner Garrey stated that when you match the design and light pattern and muntin width and you apply paint to match them, to the naked eye there won't be a big difference.

Aye: Garrey, Ovian, Maycock, Raymond, Lyons

APPLICATION NO. 4343-15. John Petruck seeks to construct 30' of 5' tongue and groove cedar fence between the driveways at 62 Center Street.

Upon motion by Commissioner Lyons seconded by Commissioner Ovian and a poll of the Commission, it was voted to TABLE the application.

Discussion

Commissioner Maycock stated that both homeowners have started a conversation about it. The applicant said there may be some changes. They need to discuss this before they vote on it.

Commissioner Ovian stated that there are a lot of these driveways in Hubbard neighborhoods especially. The massing issue is of some concern here. For now, allowing them to proceed with a conversation is good.

Aye: Garrey, Ovian, Maycock, Raymond, Lyons

MINUTES OF DECEMBER 9, 2014

Upon motion by Commissioner Lyons, seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the minutes of the December 9, 2014 meeting as submitted.

Aye: Ovian, Raymond, Lyons

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

1. The Connecticut Trust Certified Local Government Designation – It's being circulated around again. We tried this a few years ago. Grant money is available so it is being discussed again. As soon as Kristin hears more, she'll let everyone know.
2. Photo Survey – They were last done in 2003. There have been almost 1,300 applications and 10 new houses in the District since the last photo survey. They have found volunteer photographers to take the photos and they just need to set the parameters for the photos. Homes and outbuildings and all public views should be photographed. Kristin would also like to take photos of any changes made as part of the HDC Coordinator position.
3. The HDC Coordinator position is currently 12 hours per week. The position requires more hours and Kristin would like to ask for support from the commission to increase the hours to 16 if they believe it is so warranted.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Ovian, seconded by Commissioner Raymond and a poll of the Commission, it was voted to ADJOURN the meeting at 8:46 PM.

Aye: Garrey, Ovian, Maycock, Raymond, Lyons

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
- Clerk -